



CITIZEN
DESIGN

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206.535.7908

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DESIGNING INSPIRED SPACE
TO CREATE COMMUNITY

March 6, 2026

Architect's Response Letter
RE: Plan Review Letter #1
Permit Application #: CA025-023
Project Address: 9191 SE 64th Street
Preparer/Contact: Jacob Young
Contact Info: 206.535.7908

Please use the matrix below combined with the revised drawing set as the response to the Intake Screening Notice. If you have any questions or need additional information, please feel free to contact our office. We look forward to continuing to work together as this project moves forward.

Humbly submitted,

Citizen Design

Response: GEOTECHNICAL PEER REVIEW

Date Rec: November 14, 2025

#	RESPONSE	SHEET
1	The approval of CA025-023 is contingent on the building permit (2510-150) approval. Noted. No response required to informational comment.	N/A
2	Please have the geotechnical engineer of record review the building planset and provide a letter verifying that the proposed development conforms with their design and construction recommendations. In this letter please provide an updated statement of risk in accordance with MICC 19.07.160.B.3. This letter can be provided once all geotechnical related issues have been addressed. Noted. The geotechnical engineer's review letter is attached. The requested statement of risk is on Page 3.	ATT
3	Please refer to the building permit review planset to respond to specific geotechnical review comments.. Noted. Please refer to the revised building permit documents for response to corrections under that record number.	N/A

Response: PLANNING

City Staff: Madelyn Nelson

Madelyn.nelson@mercerisland.gov

Date Rec: November 14, 2025

#	RESPONSE	SHEET
1	<p>The Geotechnical Engineering Study and Critical Area Study should include a description of mitigation sequencing implementation described in section MICC 19.07.100 including steps taken to avoid and minimize critical areas impacts to the greatest extent feasible per MICC 19.07.110(B)(10).</p> <p>Noted. The requested mitigation sequencing analysis is on Page 2 of the attached geotechnical letter.</p>	ATT
2	<p>Please provide a post-design memorandum prepared by a qualified professional confirming that the proposed improvements comply with the design recommendations per MICC 19.07.110(B)(11).</p> <p>Noted. The geotechnical engineer's review letter is attached. The engineer's statement regarding compliance with design recommendations is on Page 2.</p>	ATT
3	<p>Please take the Critical Area Notice on Title to the King County Recorder's Office for recording. Submit the recorded copy per MICC 19.07.070(C).</p> <p>Noted. The recorded critical area notice is attached.</p>	ATT
4	<p>Please provide more information on the disturbed ground outside of the building footprint. A landscaping plan is required that includes the landscaping of all disturbed areas outside of the building footprints and installation on hardscape. This will be required to be completed prior to final inspection per MICC 19.07.160(B)(2)(d).</p> <p>Noted. The landscape plan has been updated to show replanting of all disturbed areas outside the building and other hard surfaces.</p>	L-1
5	<p>Please update the Concurrent Review Form. Please submit the filled-out form with the appropriate permit number and signature portions completed to the permit portal.</p> <p>Noted. The form has been updated as requested.</p>	ATT
6	<p>Include a statement of minimum risks prepared by a qualified professional consistent with MICC 19.07.160(B)(3).</p> <p>Noted. The requested statement is included in the geotechnical review letter on Page 3.</p>	ATT
7	<p>There appears to be an eagle buffer on the lot. Please submit a wildlife assessment addressing the impact of development on the eagle nest. The wildlife assessment should meet the standards described in MICC 19.07.170(B). A qualified professional should prepare the report, consistent with MICC 19.16.010.</p> <p>Noted. The requested wildlife assessment is attached. The biologist did not observe any eagle nests in the area, so the buffer appears to be in error.</p>	ATT